

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BRATTLE DR, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	NOSTALGIA PROPERTIES LLC			
Owner 2:				
Owner 3:				
Street 1:	39 BRIGHTON AVE			
Street 2:				
Twn/City:	BOSTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02134	Type:		

## PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -		
Owner 2:	-		
Street 1:	50 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains 11,070 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1957, having primarily Stucco Exterior and 8459 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 22 Rooms, and 11 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		11070		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		11		No. of Un	Site		0	60,500.	1.00	AA									665,500						665,500	
																										</	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	11070.000	1,163,900	9,100	665,500	1,838,500
Total Card	0.254	1,163,900	9,100	665,500	1,838,500
Total Parcel	0.254	1,163,900	9,100	665,500	1,838,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			217.35	/Parcel: 217.3

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,112,200	9100	11,070.	605,000	1,726,300	1,726,300	Year End Roll	12/18/2019
2019	112	FV	918,100	9500	11,070.	605,000	1,532,600	1,532,600	Year End Roll	1/3/2019
2018	112	FV	918,100	9500	11,070.	605,000	1,532,600	1,532,600	Year End Roll	12/20/2017
2017	112	FV	788,700	9500	11,070.	495,000	1,293,200	1,293,200	Year End Roll	1/3/2017
2016	112	FV	788,700	9500	11,070.	495,000	1,293,200	1,293,200	Year End	1/4/2016
2015	112	FV	691,600	9800	11,070.	418,000	1,119,400	1,119,400	Year End Roll	12/11/2014
2014	112	FV	691,600	9800	11,070.	418,000	1,119,400	1,119,400	Year End Roll	12/16/2013
2013	112	FV	691,600	9800	11,070.	418,000	1,119,400	1,119,400		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
6/9/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	EMK	Ellen K
2/19/2009	Meas/Inspect	197	PATRIOT
1/12/2000	Measured	243	PATRIOT
10/21/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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Sign:

VERIFICATION OF VISIT NOT DATA

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